

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Pinellas County Consortium State: FL

PJ's Total HOME Allocation Received: \$28,369,431 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	29		
Program Progress:							
% of Funds Committed	90.13 %	89.40 %	11	90.66 %	52		48
% of Funds Disbursed	81.82 %	78.68 %	11	81.06 %	43		43
Leveraging Ratio for Rental Activities	5.27	7.14	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	94.54 %	76.28 %	12	81.27 %	56		47
% of Completed CHDO Disbursements to All CHDO Reservations***	69.25 %	55.86 %	13	68.23 %	41		41
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.79 %	73.65 %	12	79.86 %	51		47
% of 0-30% AMI Renters to All Renters***	22.68 %	35.20 %	19	44.82 %	12		14
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.06 %	1	94.65 %	100		100
Overall Ranking:			In State:	9 / 29	Nationally:	48	51
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,031	\$17,278		\$25,419	732	Units	49.30 %
Homebuyer Unit	\$12,085	\$18,401		\$14,530	636	Units	42.90 %
Homeowner-Rehab Unit	\$27,580	\$27,409		\$20,251	116	Units	7.80 %
TBRA Unit	\$0	\$3,304		\$3,156	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pinellas County Consortium FL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$42,760	\$77,444	\$30,809
State:*	\$65,581	\$94,489	\$35,058
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	78.4	80.3	88.8	0.0
Black/African American:	13.4	8.3	7.8	0.0
Asian:	0.1	0.2	0.9	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.2	0.0	0.0
Asian and White:	0.0	0.2	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	0.5	0.0	0.0
Asian/Pacific Islander:	0.7	0.8	0.0	0.0

ETHNICITY:

Hispanic	7.2	9.1	2.6	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	67.3	39.8	42.2	0.0
2 Persons:	13.4	27.7	25.9	0.0
3 Persons:	8.6	15.9	12.1	0.0
4 Persons:	6.7	11.0	9.5	0.0
5 Persons:	3.7	3.1	7.8	0.0
6 Persons:	0.1	1.9	1.7	0.0
7 Persons:	0.1	0.6	0.9	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	15.0	38.1	25.0	0.0
Elderly:	58.1	7.7	31.9	0.0
Related/Single Parent:	15.6	31.3	15.5	0.0
Related/Two Parent:	8.3	18.1	21.6	0.0
Other:	3.0	4.9	6.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.7	1.3 [#]
HOME TBRA:	0.0	
Other:	3.8	
No Assistance:	70.5	

of Section 504 Compliant Units / Completed Units Since 2001 117

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pinellas County Consortium

State: FL

Group Rank: 48
(Percentile)

State Rank: 9 / 29 PJs

Overall Rank: 51
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	94.54	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	69.25	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.95	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

